



TOWN OF EAST HAMPTON

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SUBDIVISION INITIAL EVALUATION Lot Line Modification of Cinque-Pierce SCTM#300-172-9-31 & 28 & 29

Prepared by: Marco Wu *MW JP*
Planner

Date: February 25, 2020

1. APPLICATION INFORMATION:

A. INFORMATION RECEIVED: Following Received (02/12/20)

- Subdivision of Land/Lot Line Modification Application;
- Land Survey of existing and proposed lot conditions dated 01/07/2020 prepared by David L. Saskas of Saskas Surveying Company
- Landowner Michael Cinque's authorization of representation

B. DATE SUBMITTED: February 12, 2020

C. OWNER: Donna Francis & Richard Pierce; 105 & 109 Meeting House Lane
Michael Cinque; 107 Meeting House Lane

D. APPLICANT/AGENT: Mark Catalano

E. SCHOOL DISTRICT: Amagansett

F. STREET NAME: 105 Meeting House Lane, 109 Meeting House Lane, 107 Meeting House Lane

G. TYPE OF STREET: Town

H. ZONING DISTRICT: B

I. SEQRA - TYPE OF ACTION: Type II

J. INVOLVED AGENCIES: N/A

K. OTHER REVIEW: Suffolk County Department of Health Services (SCDHS)

L. WAS PROPERTY PREVIOUSLY SUBDIVIDED: No

M. IF YES, DATE OF SUBDIVISION: N/A

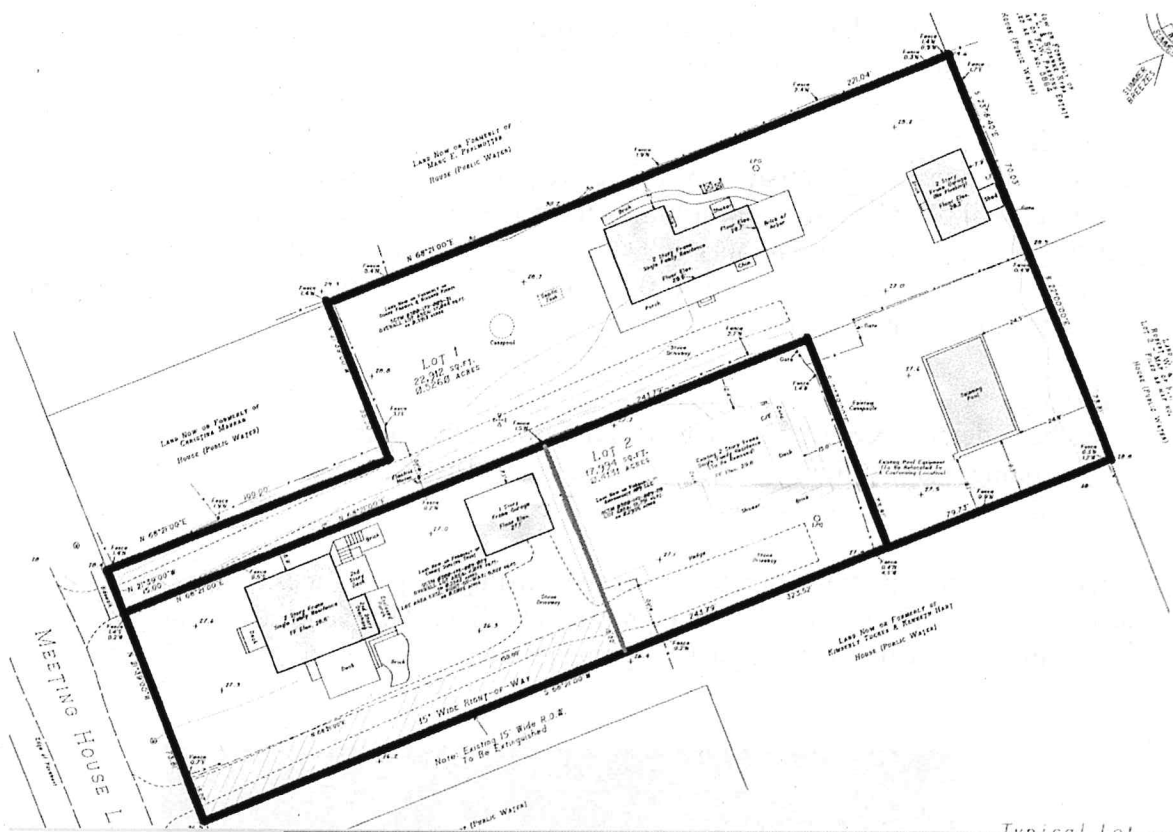
2. DESCRIPTION OF PROJECT

A. TYPE OF SUBDIVISION PROPOSED: Lot Line Modification

B. TOTAL ACREAGE: 0.9391

- C. DESCRIPTION OF VEGETATION:** Cleared, Native bushes, mature trees.
- D. RANGE OF ELEVATIONS:** (26.2 – 29.6)
- E. NATURE OF SLOPES:** Mostly flat, gentle slope going from South West to North East corner of the property
- F. TYPE OF WETLANDS WITHIN NRSP JURISDICTION:** NYS DEC Tidal Wetlands
- G. SETBACK FROM ANY WETLAND OR WATER BODY:** N/A (all structures ~300' away)
- H. ARE THERE TRAILS ON SITE?** No
- I. DEPTH TO WATER TABLE:** Greater than 17'
- J. DISTANCE TO PUBLIC WATER:** Lot 105 (220 ft.), Lot 107 (60 ft.)
- K. SOURCE OF WATER SUPPLY:** Public Water
- L. NUMBER OF ACCESS POINTS:** Two (2)
- M. METHOD OF WASTE DISPOSAL:** Individual Septic Systems
- N. DOES THE SITE CONTAIN HISTORIC OR ARCHAEOLOGICAL RESOURCES?** N/A
- O. AGRICULTURAL DATA STATEMENT REQUIRED:** N/A
- P. IS THE SITE CONTAINED WITHIN:**

| | |
|---|----|
| NYS Significant Coastal Fish & Wildlife Habitat | No |
| Local Significant Coastal Fish & Wildlife Habitat | No |
| US Fish & Wildlife Significant Ecological Complex | No |
| PEP CLPS list | No |
| Town Community Preservation Fund List | No |
| Recommended Scenic Area of Statewide Significance | No |
| Suffolk County designated Pine Barrens | No |
| South Fork Special Groundwater Protection Area | No |
| Town Overlay District | No |



Close-up Highlighted Proposed Lot Lines (Black is Proposed)

Issues for Discussion:

With the proposed lot line changes and house removal, the overall density will decrease and be more in line with the neighborhood and zoning.

Lot Area & Coverage

The existing parcels are non-conforming with regard to the required minimum of lot area of 20,000 sq. ft. in a B Residence zoning district. With the new proposed changes, the lot area of Lot 1 is given as 22,912 sq. ft. and Lot 2 as 17,994 sq. ft., both becoming more conforming. In addition, with the changes both lots appear will be below their respective maximum building coverages and maximum total coverages, effectively lower than existing conditions.

Under the definition of Lot Area, the total area does not include the land under flagpole (panhandle). The lot area calculation for Lot 1 does not exclude the area of the flag strip and should be revised accordingly. It is recommended that the applicant also revise their existing and proposed coverage calculations.

As defined in the Town Code §220-1.04 Definitions and word usage.

LOT AREA - The total horizontal area contained within and enclosed by the outer boundary lines of any lot; excluding, however, that portion of any lot which is underwater land or which is land lying in, on or under any flagpole (panhandle), street, right-of-way, access easement or other easement prohibiting the erection of



Right of Way to Parcel 28 (rear) & 29

Suffolk County Department of Health Services (SCDHS)

The proposed lot line modification will require approval from the Suffolk County Department of Health Services. The applicants are encouraged to submit an application to this agency as soon as possible if they have not done so.

The applicant does not indicate that the removal of the home will include the removal of the existing septic system. Whether its removal is necessitated will be determined by the SCDHS.

SEQRA

The project is a Type II Action pursuant to SEQRA and Chapter 128 of the Town Code. No further review under SEQRA is required.

Title of Plans

All plans submitted for this application, including but not limited to subdivision maps, road and drainage plans, and landscaping plans, must be labeled with the title of the subdivision. This title must be consistent with the title that the application was filed under unless an official request is made to modify the application name. All correspondence submitted should also be consistent with this title. This consistency is essential for record keeping purposes and any plans not so labeled will be required to be revised accordingly.

Conclusion

In conclusion, the application is incomplete pending submission of a revised map with a recalculation of lot area and coverage.



Basemap: 2018 Pictometry Digital Ortho Photography
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 Suffolk County Real Property Tax Service Agency (R.P.T.S.A.)



1" = 53.6 feet

Feet
 0 10 20

THE TOWN OF EAST HAMPTON LOT LINE MODIFICATION OF CINQUE-PIERCE

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Prepared by
 THE TOWN OF EAST HAMPTON
 Suffolk County, New York
 Dept. of Information Technology
 Date Prepared: February 21, 2020